

3 HILLPARK RISE

Blackhall, Edinburgh, EH4 7BB

EXCEPTIONAL
detached house in Blackhall



PROPERTY NAME

3 Hillpark Rise

LOCATION

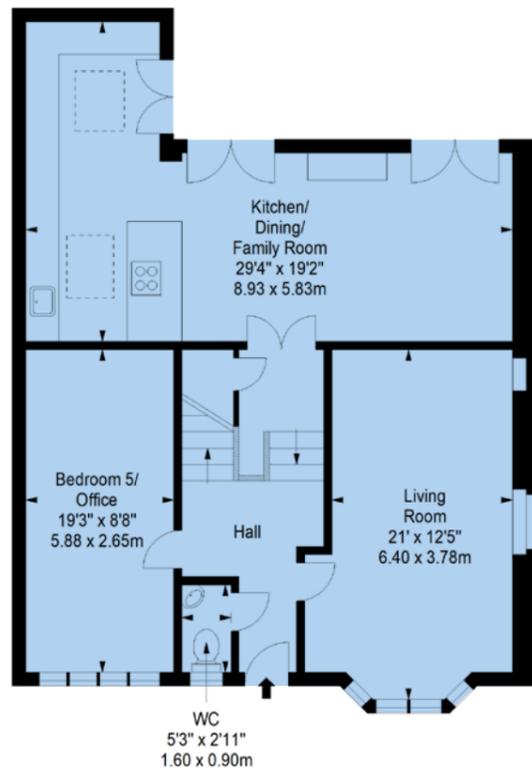
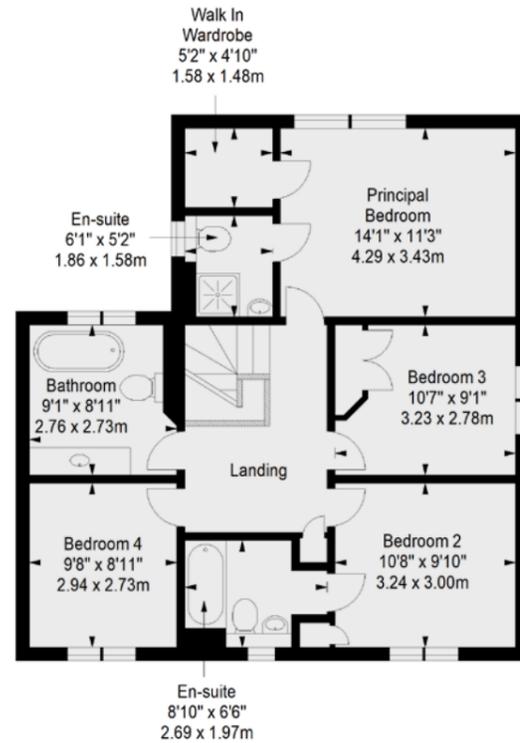
Edinburgh, EH4 7BB

APPROXIMATE TOTAL AREA:

165.6 sq. metres (1782.5 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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Welcome to 3 HILLPARK RISE

An exclusive five-bedroom detached house in sought-after Blackhall, offering generous accommodation for families, which is finished with contemporary interior design and quality fixtures and fittings, including a statement open-plan kitchen and four premium washrooms.

GENERAL FEATURES

An exceptional detached house in Blackhall
Part of an exclusive neighbourhood
Quiet cul-de-sac setting by Corstorphine Hill
Spacious and highly versatile accommodation
Contemporary interior design throughout
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming entrance hall with a WC
Dual-aspect living room with bay window
Open-plan kitchen/dining/family room
Broad landing with built-in cupboard
Principal suite with walk-in wardrobe
Two additional double bedrooms
One large single bedroom
Versatile fifth (double) bedroom/office
Contemporary en-suite shower room
En-suite bathroom with overhead shower
Family bathroom with underfloor heating

EXTERIOR FEATURES

Well-maintained front and rear gardens
Double driveway with monoblock paving

AN EXCEPTIONAL DETACHED HOUSE IN BLACKHALL

3 Hillpark Rise is a five-bedroom detached property that provides homeowners with lots of space and versatility, as well as high levels of convenience and excellent built-in storage. The bright and airy residence further benefits from a southwest-facing aspect, private parking, and a charming tiered garden. It has modern interiors throughout and it is of an exceptional quality. In addition, the home is quietly set on a cul-de-sac, forming part of an exclusive neighbourhood peacefully located beside Corstorphine Hill in Blackhall. It is within easy reach of fantastic amenities, well-regarded schools, and transport links, and is just three miles from the heart of the city centre.



AN EXECUTIVE HOME

with instant appeal

With its attractive symmetrical façade, the family home has instant kerb appeal. Inside, it continues to impress, with a central hall that sets the standards of the accommodation.





THE LIVING ROOM



**Elegant
and inviting**

Spacious and airy, the living room offers plenty of floorspace for comfortable furnishings, creating a homely reception area for daily use. It has an inviting aesthetic as well, pairing a neutral backdrop with a contemporary feature wall and plush carpeting. Furthermore, the dual-aspect space is fronted by a southwest-facing bay window, ensuring a flood of natural light throughout the entire day. It is charming and elegant, and perfect for unwinding and relaxing.



A statement
design for
entertaining

THE KITCHEN

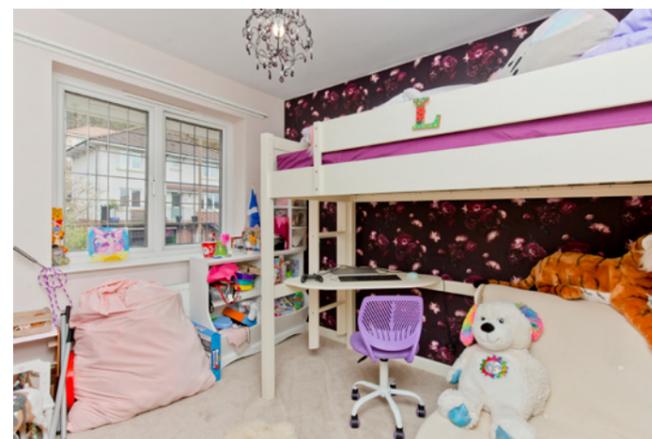
The sociable centre of the home is an open-plan kitchen, dining and family room which has expansive dimensions and three sets of French doors, flowing out into the rear garden. There is ample room for lounge and dining furniture, arranged around a focal-point fireplace, and there is a fitted breakfast bar for casual meals. On-trend décor and a bold accent wall are coupled with a deluxe LVT floor and neat details, including a picture rail and smooth corncicing. The suave aesthetic is completed by an ultra-modern kitchen design, pairing handle-less cabinets with luxury Nobilia worktops. Twin skylights ensure a bright cooking environment, whilst seamlessly integrated appliances create a sleek finish. It is a statement look that ensures the room will be the heart of the home for entertaining.







GENEROUS SLEEPING QUARTERS



with modern décor

The four main bedrooms are on the first floor, off a broad landing with a built-in cupboard. They include the large principal suite, two further double bedrooms, and a spacious single, all of which have modern décor and fitted carpets for comfort. The principal bedroom has the added luxury of a walk-in wardrobe and an en-suite shower room. Similarly, the second bedroom has an en-suite bathroom and built-in storage, whilst the third bedroom has a built-in wardrobe. On the ground floor, just off the hall, there is a fifth bedroom/office as well. This southwest-facing double has a generous footprint, providing a versatile space that can be used to suit the needs of the owner.



The principal bedroom has the added luxury of a walk-in wardrobe and an en-suite shower room



A family bathroom, two en-suites, and a WC

For convenience, the home has a total of four washrooms. On the first floor, the principal bedroom has a contemporary en-suite shower room, with premium tile work enveloping a walk-in shower cubicle, a floating washbasin, and a hidden-cistern toilet. The second bedroom's en-suite bathroom (with overhead shower) is of an equal quality, incorporating white tiling with a decorative mosaic strip. Meanwhile, the family bathroom has an eye-catching design with chic styling, Porcelanosa marble tiling, and underfloor heating. It features a deluxe storage-set washbasin, a hidden-cistern toilet, towel radiators, and a luxurious freestanding roll-top bath facing a built-in Smart WaterVue television. Finally, there is a ground-floor WC as well, set by the front door.

Extras: all fitted floor coverings, window blinds, light fittings (except bedroom two), and integrated Bosch kitchen appliances (induction hob, double oven with an integrated microwave, full-height fridge, full-height freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



THE BATHROOMS



An easy-to-maintain garden designed for relaxation

The property has a well-tended front garden and a double driveway laid with monoblock paving. To the rear, there is a tiered garden that has been landscaped for ease of maintenance, incorporating decked areas and an artificial lawn, as well as a sheltered bay which can house a hot tub. Fully enclosed and finished with established leafy greens, it enjoys a bright and tranquil ambience that is ideal for relaxing and dining in the sun.



BLACKHALL, EDINBURGH



Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb

situated only a few miles away from the bustling city centre with excellent local amenities, schools, and outdoor pursuits. Nearby Craigleith Shopping Park houses high-street stores and major supermarkets whilst Blackhall and the surrounding area offers a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary level and enjoying the outdoors and staying fit could not be easier with the scenic leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses and Murrayfield Stadium offers a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and bus night services.



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